

April 11, 2021

Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95030

RE: Letter of Justification and Written Description for a request to modify Conditional Use Permit U-08-003

Conditional Use Permit for a restaurant with alcohol service at 364-368 Village Lane, Los Gatos, CA 95030

Dear Development Review Committee-

We are excited to present what we believe is a unique restaurant/retail concept for the Town of Los Gatos. Our idea is to create a space that reflects the lifestyle of our town and builds on our own personal interests in food and wine. In doing so, we believe we will create a successful business and add to the vibrant community life of downtown Los Gatos. We were previously approved last year for a Conditional Use Permit at another location downtown (78 W. Main Street), and after the affects of the pandemic had to reconsider our location in order to support outdoor dining and a more fitting layout. This request mimics the prior approval, however we understand that CUPs are associated with with the space and therefore are applying to regain approval for our newly selected location.

We are requesting to be approved for a modified conditional use permit for 364-368 Village Lane to operate a business that functions as both an independent retailer of housewares, gourmet foods and cheeses, wine, and related accessories, and as a restaurant with both on and off-site sales. This unique hybrid business will provide a dining and retail experience to our local community that fills a niche in Los Gatos, and which is absent from the current retail mix in our town.

This address is the former site of Cin Cin which was covered by CUP U-08-003. Our specific modifications to the existing CUP for this space are:

- Remove the seating capacity limit to allow maximum fire occupancy, in alignment with the Town's recent streamlining efforts
- Add the ability to offer live acoustic music. While we anticipate it will be indoor, and mostly offered Wednesday - Sundays, we would request the CUP to allow us to comply with the Town's Live and Late-Night Entertainment Policy, offering entertainment until 10 p.m.
- Hours of Operation:
Currently, the CUP allows the business to open at either 11 or 11:30 a.m. depending on the day of the week. We are requesting the ability to open at 9:00 a.m. seven days a week and are requesting no change to the currently approved closing hours. Our requested hours are as follows:
9:00am - 11:00pm Sunday thru Wednesday
9:00am - midnight Thursday thru Saturday
- Our use will be a restaurant with alcohol service and specialty market retailing cheese, wine, gourmet foodstuffs and housewares, along with bottles of beer and wine for off-site sale.
- We would request to remove the "alcohol may only be served with meals" condition, which was based on an older Alcohol Beverage Policy that is no longer in place. We will comply fully with all ABC rules for our sales and service
- We will offer outdoor seating within the private property of the parcel and intend to add a parklet. Use of the private outdoor space has been approved in the lease with our landlord.

Upon entry to the restaurant guests will sit to enjoy a variety of made-to-order foods from our kitchen, including items such as appetizers, salads, flatbreads, sandwiches, cheese platters, charcuterie and desserts. These meals will be prepared and served at the table by highly trained wait staff. We will offer premium wines that guests may choose with the help of a sommelier and an expert in cheeses. This area will have a mix of small tables, the existing bar seating, and community-type seating.

While the retail space will have a dedicated entrance, the space will remain fully adjoined to the restaurant. Here, all of our guests will find the cheese room itself, and an assortment of gourmet and wine-related housewares presented in an environment that will remind customers of Los Gatos 100 years ago. The retail component of our store will showcase items such as interesting tablewares (linens, settings, candles), wine/cheese accessories (decanter, corkscrews, boards, baskets and serving tools), and gourmet foodstuffs (mustards, jellies, olives, cookies).

The experience will be enhanced with quiet indoor acoustical music on weekend afternoons and evenings. We will also occasionally offer private events in our space that remain in conformance with our operating hours and occupancy limits.

Thank you for your consideration of this application. We are thrilled to bring our concept to the Town and are confident that it will enhance the shopping and dining experience of downtown Los Gatos. We feel this use is beneficial to the public convenience and will significantly add to the integrity and character of the downtown C-2 commercial zone. We are committed to operating The Tasting Room in a safe, healthy, and professional manner and our business will not be detrimental to public health, safety or general welfare, and is perfectly aligned with the elements and objectives of the Town's general plan.

Sincerely,

Denise M Thornberry

Denise M. Thornberry
President

Michael A. Thornberry

Michael A. Thornberry
Secretary and CFO